

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

801B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 2, 2014

SUBJECT: PUBLIC USE PERMIT NO. 920 – Consider an Addendum to Certified EIR – Applicant: Sandals Church – Fifth/Second Supervisorial District – Location: Northeasterly corner of Palmyrita Avenue and Mt. Vernon Avenue – REQUEST: The Public Use Permit proposes the construction of a 301 space parking lot for Sandals Church (located directly south of Palmyrita Avenue).

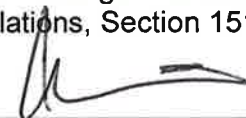
RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on May 21, 2014.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

CONSIDERED an **ADDENDUM TO CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 424**, based on the finding that all potentially significant effects were adequately analyzed in that environmental document pursuant to applicable legal standards and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations, Section 15162 exist; and,

(Continued on next page)



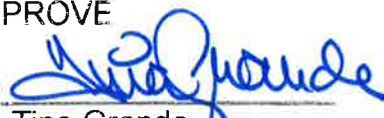
Juan C. Perez
TLMA Director/Interim Planning
Director

JCP:da

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order

- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: 5/2

Agenda Number:

1-3

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PUBLIC USE PERMIT NO. 920**

DATE: June 2, 2014

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APPROVED PUBLIC USE PERMIT NO. 920, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The Public Use Permit proposes the construction of a 301 space parking lot for Sandals Church (located directly south of Palmyrita Avenue). The parking lot will serve the existing congregation members for weekend church services and weekday evening classes. The Church is currently limited to its 900 person capacity and additional trips are not anticipated. The project will improve vehicular safety by removing street parking and pedestrian safety with the construction of sidewalks and a crosswalk at the intersection of Palmyrita Avenue and Mt. Vernon Avenue. The parking lot could also be used to park vehicles for 6-8 special events per year that could include outreach events and community involvement. Specifically, the events could include blood drives, community health fairs, or other outreach drives. These events generally draw less traffic than the Sunday church services and are planned on weekdays or Saturdays and would not conflict with Sunday Church Services.

At the May 21, 2014 Planning Commission hearing, staff introduced into the record by memo which introduced modifications to findings 3, 7, and 11 in the staff report. In addition, during the hearing Condition of Approval 10.E HEALTH.1 was modified to change the number of parking spaces from "304" to "301" to show the correct parking spaces proposed and Condition of Approval 70.TRANS.6 was modified to change the sidewalk along the project frontage from "five feet" to "5.5 feet". The Planning Commission approved the project by a vote of 5-0.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission. The project will improve vehicular safety by removing street parking and pedestrian safety with the construction of sidewalks and a crosswalk at the intersection of Palmyrita Avenue and Mt. Vernon Avenue.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

A. PLANNING COMMISSION STAFF REPORT

Agenda Item No.: 3.3
Area Plan: Highgrove
Zoning District: University
Supervisorial District: Fifth/Second
Project Planner: Damaris Abraham
Planning Commission: May 21, 2014

PUBLIC USE PERMIT NO. 920
Environmental Assessment No. 42611
Applicant: Sandals Church
Engineer/Representative: Rick Engineering Company

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

The following items have been revised as a result of the May 21, 2014 Planning Commission Hearing:

a. The following findings were modified to read:

3. The High Density Residential land use designation allows detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. In addition, religious institutions are considered compatible uses in all designations. The proposed church parking lot facility will help provide for a worship center for the nearby residential uses in the area.
7. Per section 6.1.e. (1). of Ordinance No. 348 churches, temples and other places of religious worship are allowed uses, subject to approval of a public use permit in the R-1 zone. The project is proposing a church parking lot facility, which is an aspect of a church.
10. The project site is located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, this project area has already gone through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process through the previously approved Specific Plan 323. The HANS did not require conservation for this property.

b. Condition of Approval 10.E HEALTH.1 was modified to change the number of parking spaces from "304" to "301" to show the correct parking spaces proposed and Condition of Approval 70.TRANS.6 was modified to change the sidewalk along the project frontage from "five feet" to "5.5 feet".